



*A Strong Foundation in Your Community*  
 Neighborhood Stabilization Program

# ATTENTION REALTORS!

## Neighborhood Stabilization Program (NSP) Fact Sheet 2009

### What is NSP?

NSP is a program sponsored and paid for by the federal government. It enables cities and counties to purchase bank owned properties, renovate them, and resell them. Homes are available in Stockton, Tracy, Manteca and unincorporated areas of San Joaquin County. This is a great opportunity for homebuyers to buy a home, and for realtors to generate business.

### Who is eligible?

- Income must be less than 120% of Area Median Income (see chart to the right – subject to change)
- Must be owner occupied

### What are the requirements?

- Meet the eligibility requirements above
- Take a Homebuyers Education Class and attend a one-on-one counseling session from a HUD Approved Housing Counseling Agency

Family Size	120% of AMI
1	\$53,400
2	\$61,050
3	\$68,700
4	\$76,320
5	\$82,400
6	\$88,500
7	\$94,600
8	\$100,750

### What are the advantages of buying a NSP home?

- Each home will be thoroughly inspected and renovated as required
- Any necessary renovations will be done with energy efficiency in mind
- Government down payment assistance may be available to qualified buyers
- Buy from a trusted local non-profit agency
- 30 year fixed rate loans at competitive rates will be available to qualified buyers

### How can a homebuyer get started?

Call Visionary Home Builders, your local NSP specialist and HUD Approved Housing Counseling Agency, to sign up for a Homebuyers Education Class:

(209) 466.6811  
[www.visionaryhomebuilders.org](http://www.visionaryhomebuilders.org)



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